

STURBRIDGE ZONING		
REQUIRED	EXISTING	PROPOSED
AREA: 32,670 s.f.	AREA: 12,230 s.f.	AREA: 12,230 s.f.
FRONTAGE: 125'	FRONTAGE: 77.68'	FRONTAGE: 77.68'
FRONT YARD: 30'	FRONT YARD: 95'	FRONT YARD: 15.3'
SIDE YARD: 15'	SIDE YARD: 9.97'	SIDE YARD: 16.0'/20.0'
REAR YARD: 15'	REAR YARD: 21.01'	REAR YARD: 45.3'
%COVERAGE: 15	%COVERAGE: 6.84	%COVERAGE: 14.75

LOT AND STRUCTURE PREDATE ZONING (CIRCA 1940). LOT SERVICED BY MUNICIPAL SEWER AND PRIVATE WELL.

EXISTING LOT COVERAGE COMPUTATIONS

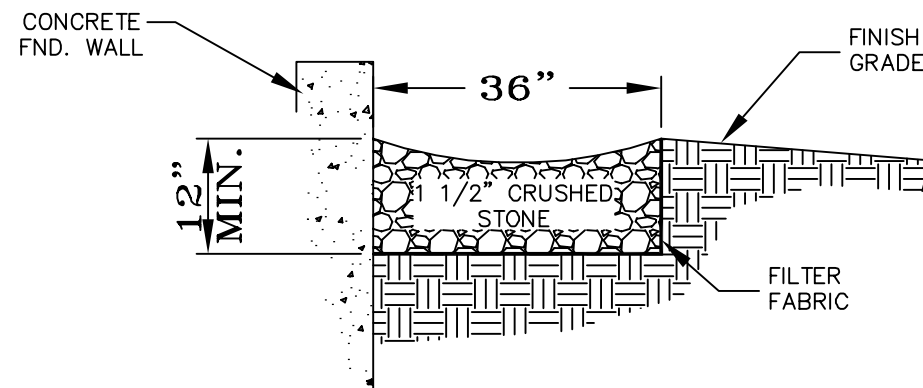
EXISTING HOUSE 816 S.F.
 EXISTING STEPS 20 S.F.
 TOTAL 836 S.F.
 $836 \times 100 = 6.84\%$
 12,230

PROPOSED LOT COVERAGE COMPUTATIONS

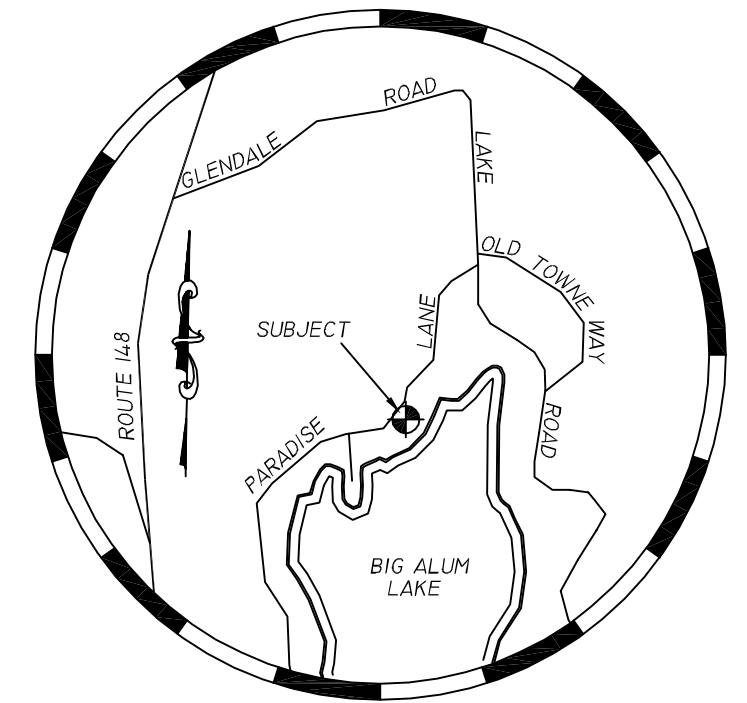
PROPOSED HOUSE & DECKS 1188 S.F.
 PROPOSED GARAGE 616 S.F.
 TOTAL: 1804 S.F.
 $1804 \times 100 = 14.75\%$
 12,230

APPLICANTS MOST BE AWARE OF THEIR OBLIGATION TO COMPLY WITH THE WETLANDS PROTECTION ACT AND THE TOWN OF STURBRIDGE WETLAND BYLAW FOR ANY WORK PERFORMED WITHIN THE BUFFER ZONE OF A PROTECTED RESOURCE AREA.

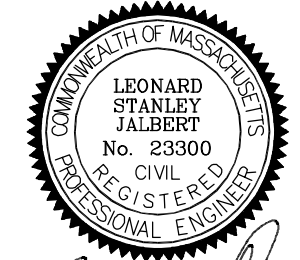
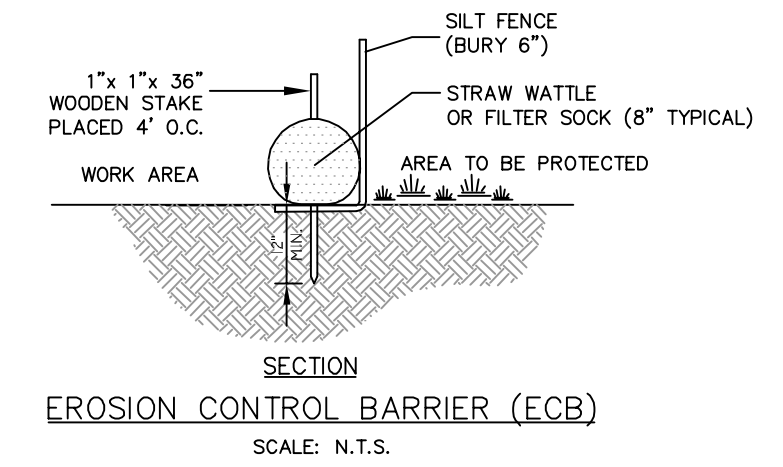
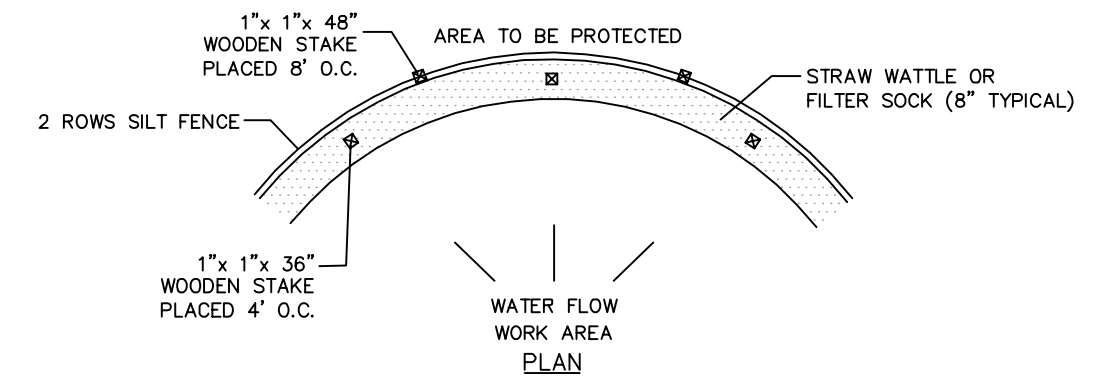
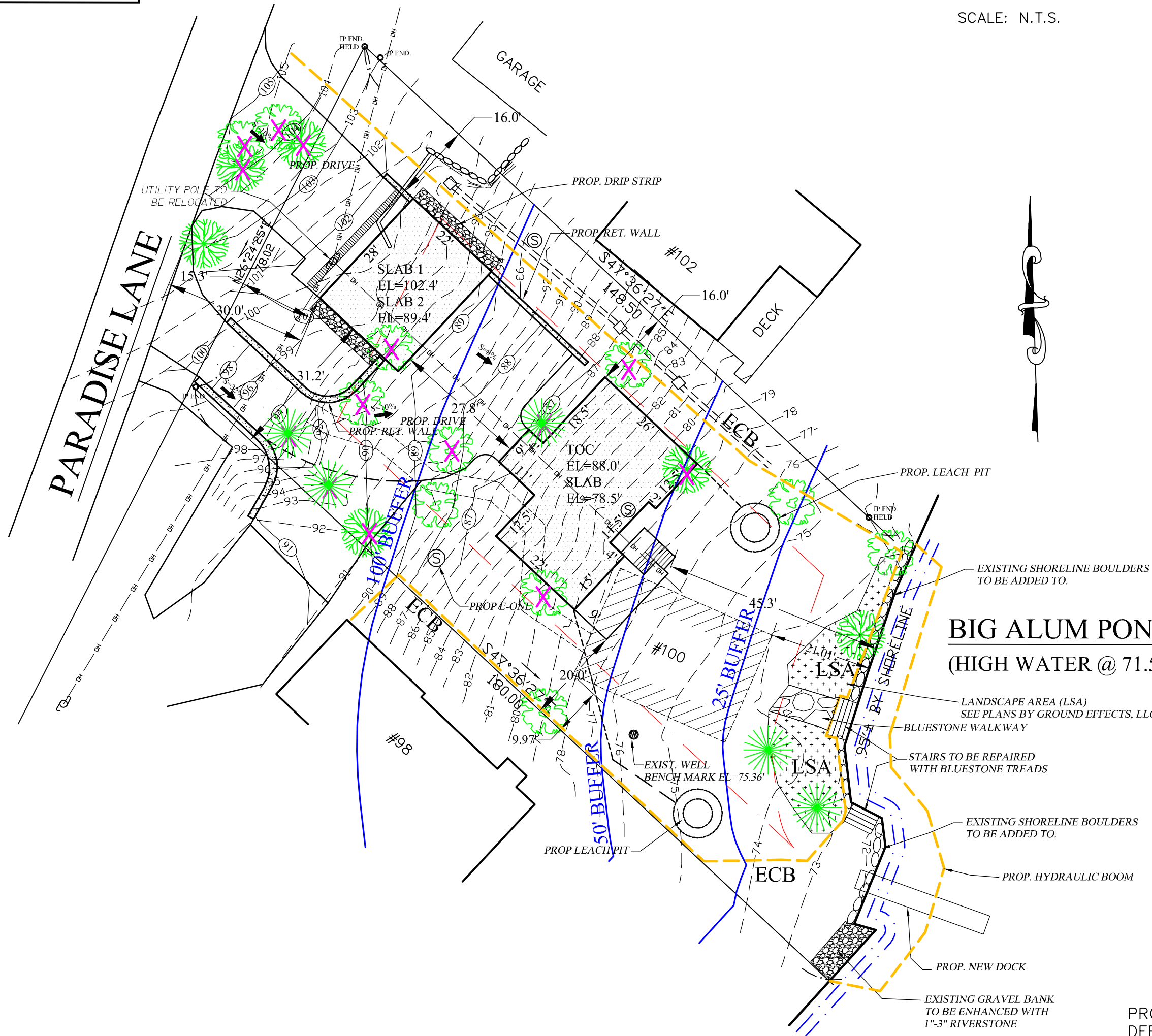
THE ENTIRE SITE IS WITHIN THE 200 FOOT LOCAL BUFFER ZONE OF BIG ALUM POND.



SECTION
STONE DRIP STRIP
SCALE: N.T.S.



LOT LOCUS
SCALE: NONE



Leonard Jalbert

PROPERTY INFORMATION:
 DEED REFERENCE: M.A. DETARANDO FAMILY REALTY TRUST
 DEED BOOK 50301, PAGE 171
 PLAN BOOK 58, PLAN 34
 ASSESSOR'S REF.: MAP 9E, SC 505, PARCEL 100

PLAN REFERENCE NO. 13120

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
12/16/20	AMT	1	4/20/21	REVISE FOOTPRINT	AMT	LSJ	LSJ
	LSJ	2	6/15/21	RELOCATE BUILDINGS	AMT	LSJ	LSJ
	LSJ						
	MLJ						



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PROPOSED SITE PLAN
 M.A. DETARANDO FAMILY TRUST
 100 PARADISE LANE
 STURBRIDGE, MASSACHUSETTS

(IN FEET)
 1 inch = 20 ft.

PLAN DATE:
12/16/20
 DWG NUMBER
20127
 REV. 2